

**EVERGREEN VISIONING PROJECT
TASK FORCE
MEETING MINUTES**

Evergreen Valley High School, Cougar Hall (Start time: 7 p.m.)

Meeting: Evergreen Visioning Project Meeting #15

Date: August 11, 2004

Task Force Attendees: Councilmember Dave Cortese, Alan Covington (Charrette Participant), Bill Kozlovsky (Quimby Creek), Chris Chorpas (Evergreen School District), Garth Cummings (Charrette participant), Homing Yip (EHRAG), Lou Kvitek (Silver Creek Valley Service Organization) Maria Lopez (Meadowfair, Charrette participant), Mark Milioto (Evergreen Little League), Mike Alavardo (Charrette participant) Sherry Gillmore (charrette participant, Holly Oak), Sylvia Alvaez (EESD board member, Charrette participant) Tom Andrade (Charrette participant, EESD Superintendent), Vince Soncayawon (EBPA, Charrette participant)

Members of the Public: George Perez, Ivy Sarratt, Carol Ashman, Jeanette Newman, Samir Sanghani, Biren Kothari, Richard Lambie, Kelly Gutierrez, Steve Dunn, Susan Jones, Tony Seebach, Lisa Bradlau, Bill Jakel, Bill Ashman, Carol Ashman, Mary Kolb, Richard Lambie

Development Community: Joe Sordi, Mike Keaney, Mark Day, Bo Radanovich, , Jessica Heinzelman, Jim Eller, Richard Lamar

Staff: Laurel Prevetti (PBCE), Kerynn Gianotti (D8), Britta Buys (PBCE), Julie Mark (PRNS), Rabia Chaudhry (D8), Julie Render (VTA), Steve Fisher (VTA), Eugene Maeda (VTA)

1. Welcome and Introductions, Councilmember Cortese
Opened with introductions. All task force members stated their names and the organization they represent.
2. Next Steps and School Update 10 minutes
3. Next Steps, Laurel Prevetti
There are three main phases to the development process. The first phase of this process started over a year ago – The process has defined guiding principals, researched land use, done fact finding, defined the scope of the project, established a web site, come up with frequently asked questions information and developed fact sheets. We are now moving to the second phase of the project. The second phase entails looking at alternatives, defining sites and land use, and looking at issues as they relate to amenities, transportation, ect. In-depth analysis and staring the EIR are also part of this second phase. The third phase will entail preparing reports, holding public hearings, packaging the amenities and development plan, creating documents, doing general plan amendments and rezoning. At this point we are finishing the first phase.
4. School Update, Dave Cortese:
Going into the second phase we will define the numbers as to what is the school impact. Tom Andrade is here and has been from day one. George Perez from Mount Pleasant is here and wants to engage with the school impact discussion. CEQA does not deal with school impact. A formal assessment is done by the East Side High School District, and they have a representative here(Doug Emerson). I will take responsibility to convey the concerns over this issue.

Lou Kvitek, I feel compelled to say something since we had our group meeting the other night. It is clear what my groups concerns are (a new high school). We know that the highway needs to be fixed but why should the task force take on this issue because it is not just Evergreen who will be impacted. No precedence has been set for developers to pay for highways. Should the task force be advocating fixing the freeways? Shouldn't this be part of a bigger plan? Is there a better way to be doing this? We should begin looking at other measures to pay for freeway improvements. Possibly a ballot measure or state and federal government funding. Developer fees should be to provide benefits to schools. We can't just shelve that into the guiding principals. We have the opportunity now. Schools need money and greater capacity.

Dave: I would like to respond to Lou's comments regarding the highway. Since 2001 the 101 highway funding has become at the top of the VTA priority list. The VTA goes to MTC Metropolitan Planning Commission for approval on projects. We are in line for highway funding, however at this point the state funding is so upside down that all of the money has been taken. The Federal budget is not in good shape either and we don't have a good relationship with the Federal Government.

We will bring in the advocacy groups who deal with this issue to talk about this more thoroughly. The problem is that we have to obtain the road improvements in order to get through CEQA. No development will happen without the CEQA improvements.

We will bring in VTA to discuss a local measure. If a bond measure were done it would have to be in 2006. It would also have to be a countywide bond. The Silicon Valley Manufacturing Group has done polling on sales tax increase. I would like someone from their group to come in to talk about the information they have found.

Lou: I think we are moving to quickly to determine improvements.

Dave: We are working out a way to get paid back if we do these improvements.

Alan Covington: What would happen if all the money would have to go to fix the freeway. What will the public think?

Dave: Any misrepresentation will have backlash. Lets bring the VTA in to answer these questions.

Alan: You can replace politicians but the people who live in the area have to live with the results.

Dave: I know what will happen if we do nothing. If we do nothing then we can't make the decisions about the future of Evergreen.

Mike Alvarado: I want to drive the point that we are already getting feedback from our communities. How do we separate out the amenities? We have to consider all the options. We have to bring the neighborhood feedback in.

Dave: Continued outreach is going to accomplish that. I agree with you. This task force was created because you all represent groups.

3. Revised Alternatives and Complete Group Exercise * 70 minutes
Mark Day There are two scenarios being presented. We are bringing back the phase plans and we are getting to the preferred plan.

On the Industrial property there is a mix of housing types. I am hearing from the group that you want to reduce the numbers of town homes. The set of numbers are a refinement. The plans are being pinned down to reflect the land use.

Mike A: It is still too much of a fluffy pie. You can't design by committee. I would like to see more specificity.

Mark D: We are very close to refinement on the Pleasant Hills and the Evergreen Valley Community College properties. On Arcadia the concept is more like Santana Row.

Maria Lopez: I agree on medium residential. The Arcadia property has a lot of commercial. Has this changed?

Mark D: We are trying to create a Main Street.

(Large Groups Disperse into individual working groups)

Groups dispersed around 9:30PM with no formal adjournment. Group reports were deferred to the next regular meeting.